

A regular meeting of the **Shade Tree Advisory Commission (STAC)** for February was held tonight via Web-Conference. Those in attendance were: Bern Panzak, Lewis Ruberg, Mindy Lemoine and Gail Fowler Middleton. Staff liaisons in attendance were: Henry Sekawungu, Director Planning & Zoning, Robert Habgood, Assistant to the Director of Planning & Zoning, and John Hosbach, Township Tree Arborist/Consultant.

1. Call to order – The meeting was called to order by Mr. Panzak at 7:30 p.m. A quorum was present. The Shade Tree Commission agreed to wait until the end of the meeting to reorganize and accept the minutes of the June 10, 2021 meeting.
2. Review of CTDA #21-06 – Subdivision for 222 Church Road, Elkins Park, PA 19027, for the proposed subdivision of the existing parcel into ten (10) lots, with eight (8) lots for new residential dwellings, one (1) lot for the existing residential dwelling, which is to remain and with the final lot to be dedicated to the Township as open space.

Mr. Robert Blue, Civil Engineer, and Thom Cross, Architect, were present for the applicant. Mr. Blue provided information on the proposed project as follows:

- That the proposed new lots, along with impervious surface and building coverage comply with the Zoning requirements.
- That lot #10 will be dedicated to the Township as open space to be part of the Tookany Creek Park Trail.
- That the proposed landscaping plan had been revised to include additional trees as buffers along some of the property lines and to spread out some of the other trees to have more of a natural look.
- A wood and post rail fence with welded wire had been added around the top of the Stormwater Management (SWM) basin for safety.

Discussion ensued with respect to the following topics:

- The minimum tree caliper used for the survey and whether it was 3” or 6”. Mr. Blue advised that it was 6”.
- Review of the existing tree survey.
- Review of the letters from Montgomery County Planning Commission (MCPC) and Natural Land and the changes to the landscaping proposed in both letters.
- The proposed planting scheduled as noted on page 10 of 26 for the proposed subdivision plan last revised on 2/1/22.
- Proposed changes to the details on the landscaping plan, specifically the protection wrap for the trees.
- Consideration of an island addition to the proposed cul-de-sac to reduce the impervious surface. Mr. Blue advised that to ensure there is enough turning radius for emergency vehicles an island would not be practical.
- That 98 trees were proposed to be replaced with an additional 57 trees to be planted around the Township.
- The removal of a proposed retaining wall on some of the lots. Mr. Blue advised that with, grading the retaining walls would not be required.

Mr. Ruberg commented that there could be a question on the number of replacement trees and that the minimum size caliber for replacement trees is 2.5”. Mr. Ruberg also advised that a larger dbh can be used for the replacement trees to assist in making up the difference in the number for trees to be planted. Mr. Ruberg stated that in general the proposed landscaping plan appeared to be acceptable.

Mr. Hosbach recommended to the applicant and STAC that a sampling of about four-five areas of the existing trees be completed to determine an estimate as to the number of additional trees of 3” caliber and up may be on the property. Mr. Hosbach advised that this value can then be used to assist in determining the number of replacement trees for the proposed subdivision. Mr. Blue advised that the

applicant would be amenable to that suggestion. Mr. Panzak stated that this sampling is good practice and the STAC members approved the sampling methodology proposed by Mr. Hosbach.

Discussion ensued again with respect to the following additional topics:

- The number of proposed dwellings.
- Accuracy of the existing feature plan and location of the existing trees.
- The type of tree protection fence being proposed and whether some trees that were marked to be saved would have to be removed.
- The type and location of the proposed SWM.

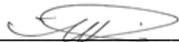
Mr. Aaron Mapes, attorney for the resident at 216 Church Road made a statement with respect to the number of trees to be removed and requested that buffering to be added along his client's property line. Mr. Blue advised that the landscaping plan was revised to add some buffering along this property line. Mr. Mapes also questioned the amount of disturbance for the proposed project.

Numerous residences were present and expressed concerns with respect to the following:

- The actual number of trees on the property and sizes of the trees to be removed.
- The location of wetlands on the property and location of the SWM.
- Existing flooding on Church Road that could affect the proposed new lots.
- That a petition had been signed by over 600 neighbors against the proposed subdivision.
- The effect of the construction on the existing dwellings.
- The proposed lot to be dedicated to the Township and location of same.

STAC advised that at this time they were not ready to make a recommendation on the proposed plan. Mr. Panzak moved to have the revised plan come back to STAC before making a recommendation, with the revised plan to include more trees on the boundary for buffering of adjacent properties, and to have the sizes and type of the existing trees listed.

3. Acceptance of the Minutes from the June 10, 2021 Meeting- Mrs. Middleton requested that the minutes be amended to reflect her name as Mrs. Gail Fowler Middleton. Mr. Ruberg made a motion to accept the minutes as corrected. Mrs. Middleton seconded, and the motion passed unanimously.
4. Reorganization with the Election of Chair and Vice-Chair- Mr. Ruberg made a motion to nominate Mr. Panzak as Chair. Mrs. Middleton seconded, and the motion passed unanimously. Mr. Ruberg made a motion to nominate Ms. Lemoine as Vice-Chair. Mrs. Middleton seconded, and the motion passed unanimously.
5. Old Business - None
6. New Business
 - A. Ms. Lemoine inquired as to whether any residents had submitted resumes to the Township for consideration of appointment to the STAC. She was advised by staff that it appeared that some had been submitted, but at this time no new appointments had been made. She updated the STAC about the next tree planting which would be in April 2022 with about 30 trees, in the area of Latham Parkway.
 - B. Mr. Ruberg advised that the State of Pennsylvania had made it illegal to purchase and/or plant pears and/or Japanese trees in the state.
7. Adjournment – There being no further business, Ms. Lemoine made a motion to adjourn, Mr. Panzak seconded. The meeting was adjourned at 9:51 p.m.



Robert Zienkowski
Township Manager

Prepared By: Robert J Habgood